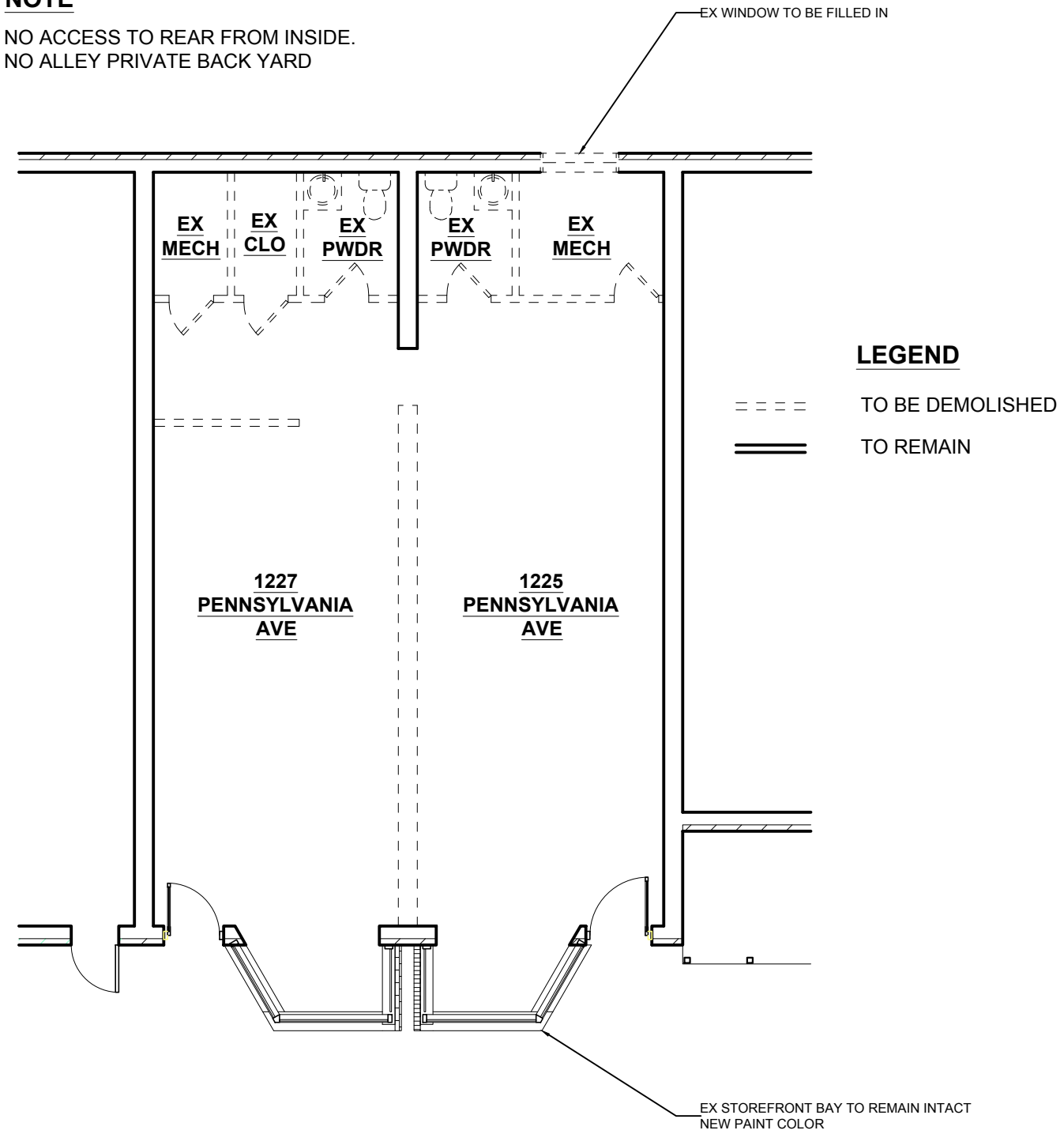


NOTE

NO ACCESS TO REAR FROM INSIDE.
NO ALLEY PRIVATE BACK YARD

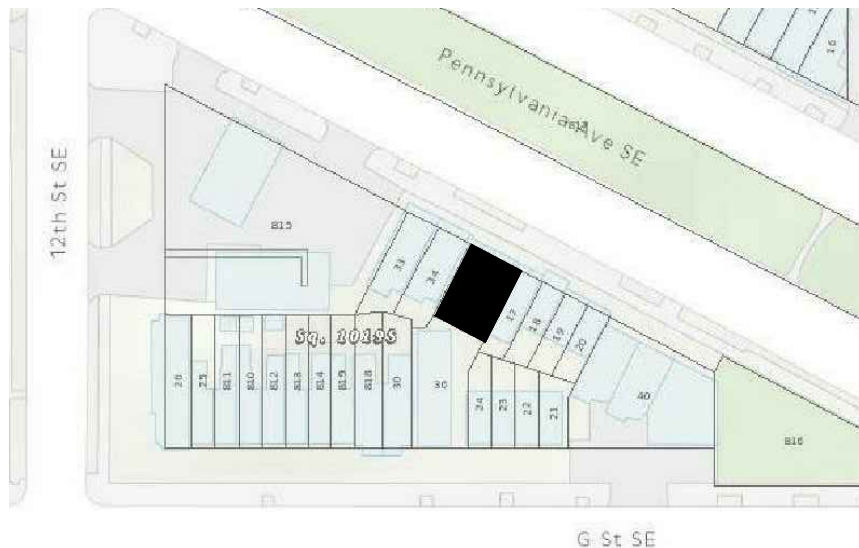


LEGEND

--- TO BE DEMOLISHED
=== TO REMAIN

1 GROUND FLOOR EXISTING AND DEMOLITION PLAN
1/8" = 1'-0"

LOCATION MAP



dcra GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

Zoning Data Summary

General Instructions: Pursuant to 12 DCMR, § 106.1.11.6, submit this completed form with Building Permit and Certificate of Occupancy applications for:

- proposed new construction of buildings
- additions to existing buildings
- changes in use or occupant load.

Print clearly in ink. Do not write in gray areas. Write N/A (non-applicable) for items that do not apply. If you erase, cross out, white out, or otherwise change any information on this application, the application will be void.

For more information, call the Office of Zoning Administrator at 202-442-4576. If you need more forms, you can download them at dcra.dc.gov (go to Zoning Requirements) or pick them up at the Permit Center, 1100 4th Street SW, 2nd Floor.

A. Site Address

Give complete and legal District address. If you need to apply for a new address, complete a New Address Application, before you complete this form. Do not abbreviate street names. Write the correct quadrant (NW, NE, SW, SE), suite or office number. Enter the correct Square, Suffix, and Lot number (SSL) or parcel ID.

| | | | | |
|---------------|------------------|----------|--------------|------------------|
| Street Number | Street Name | Quadrant | Unit / Suite | Application Date |
| 1225-1227 | PENNSYLVANIA AVE | SE | | 11.26.18 |

Square Suffix Lot Proposed use
5-1019 37 & 38 Business

B. Owner & Contact Information

Agent must be an individual -- not a company.

| | | | |
|-------------------------------|--|-----------------|-------|
| Owner of Building or Property | Complete mailing address (include zip) | Phone Number(s) | Email |
| George Simpson | 1227 Pennsylvania Ave SE | | |

| | | | |
|--------------------------------|--|-----------------|------------------------|
| Agent for owner, if applicable | Complete mailing address (include zip) | Phone Number(s) | Email |
| Moe Fridy | 1212 Pennsylvania Ave SE | 202.723.0100 | citadel@citadeldbd.com |

C. Zoning District & Special Development Restrictions

Give the correct zoning and overlay zoning district(s). Check with Zoning staff if you are unsure. If your proposed construction was subject to Board of Zoning Adjustments (BZA) or Zoning Commission review, write the order number.

District MU-25 Overlay(s), if any

Number of Board of Zoning Adjustment (BZA) or Zoning Commission (ZC) Order, if applicable.

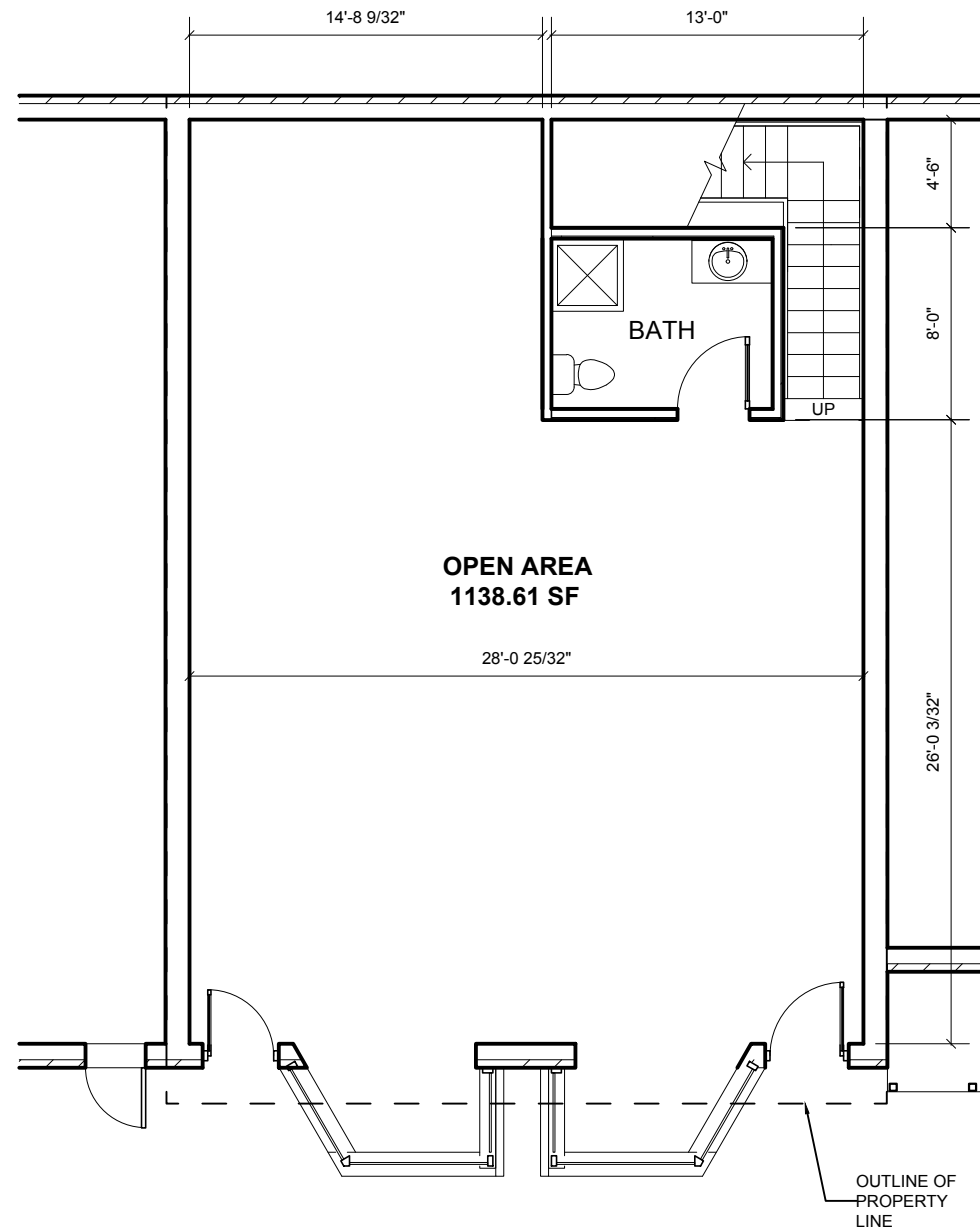
D. Zoning Data

For items with asterisks (*) refer to the Definitions Section of the Zoning Regulations, 11 DCMR B-100.2, available online at <http://dczr.dc.gov/zr16>. [SubtitleB.shtm](#)

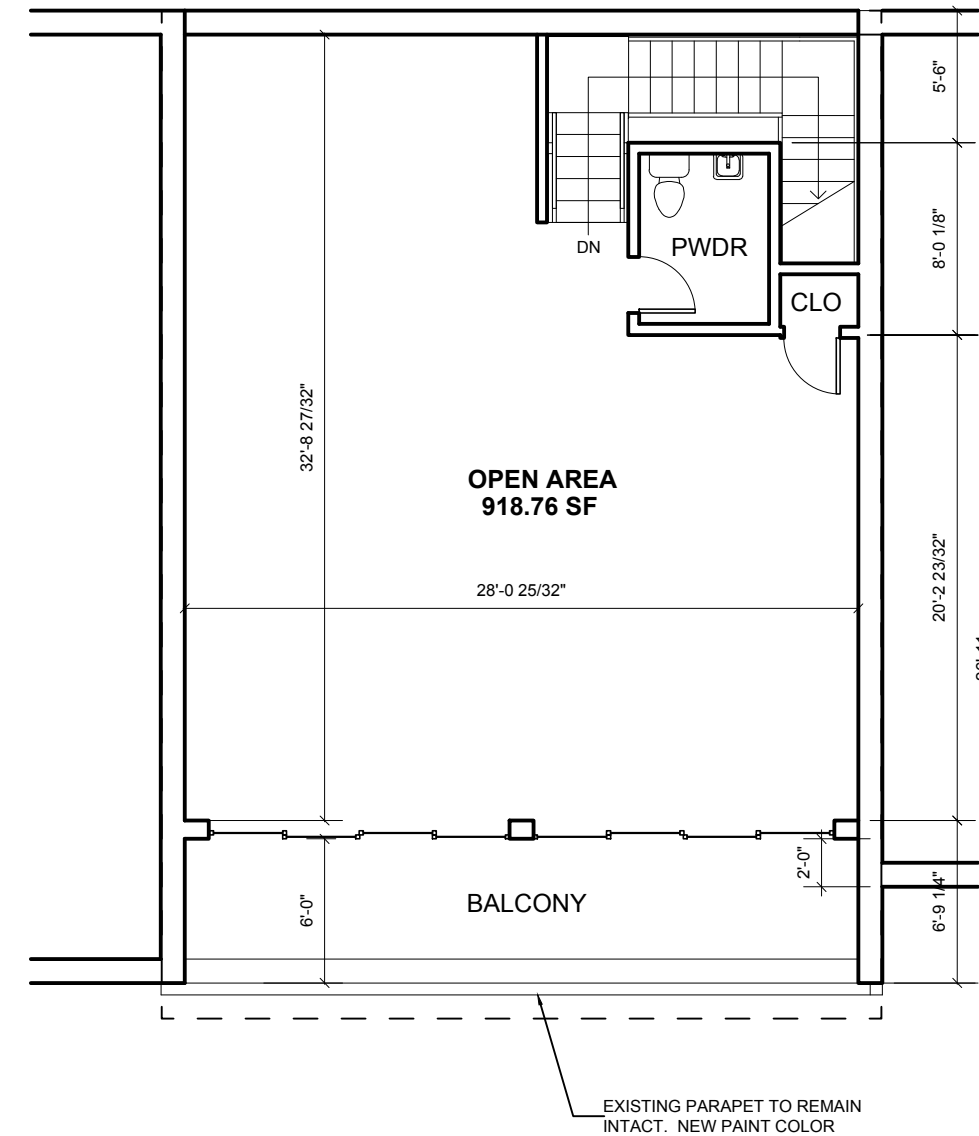
| Data | Existing | Proposed | Official Use Only (code requirement) |
|--|----------|----------|--------------------------------------|
| Units & Parking Spaces | | | |
| Number of dwelling units | 0 | 0 | 0 |
| Number of parking spaces (8' x 19') | 0 | 0 | 0 |
| Setbacks & Building Heights | | | |
| Side Yard* Setback (left when you face property) | 0 | 0 | 0 |
| Side Yard* Setback (right when you face property) | 0 | 0 | 0 |
| Rear Yard* Setback | 0 | 0 | 0 |
| Building Height* | 1 | 2 | 2 |
| | 16-2 | 25-6 | 25-6 |
| Areas | | | |
| Lot Area | 1260 | 1260 | 1260 |
| Gross Floor Area* (GFA) of entire building (sum of all floors) | 1138.61 | 2057.37 | 2057.37 |
| Floor Area Ratio* | .83 | 1.6 | 1.6 |
| Building Area* (sum of footprints of all buildings) | 1241.88 | 1241.88 | 1241.88 |
| Lot Occupancy* (Bldg Area / Lot Area) | .91 | .91 | .91 |
| Pervious Surface | | | |
| Green Area Ratio | | | |

Form Completed by (sign and print name): Lynnette Brunson Date: 01.07.19

Rev. 9.8.16



1 GROUND FLOOR PLAN
1/8" = 1'-0"



2 SECOND FLOOR PLAN
1/8" = 1'-0"



1212 PENNSYLVANIA AVE SE
WASHINGTON DC 20003
WWW.CITADELDBD.COM

1225/1227 PENNSYLVANIA AVE. SE

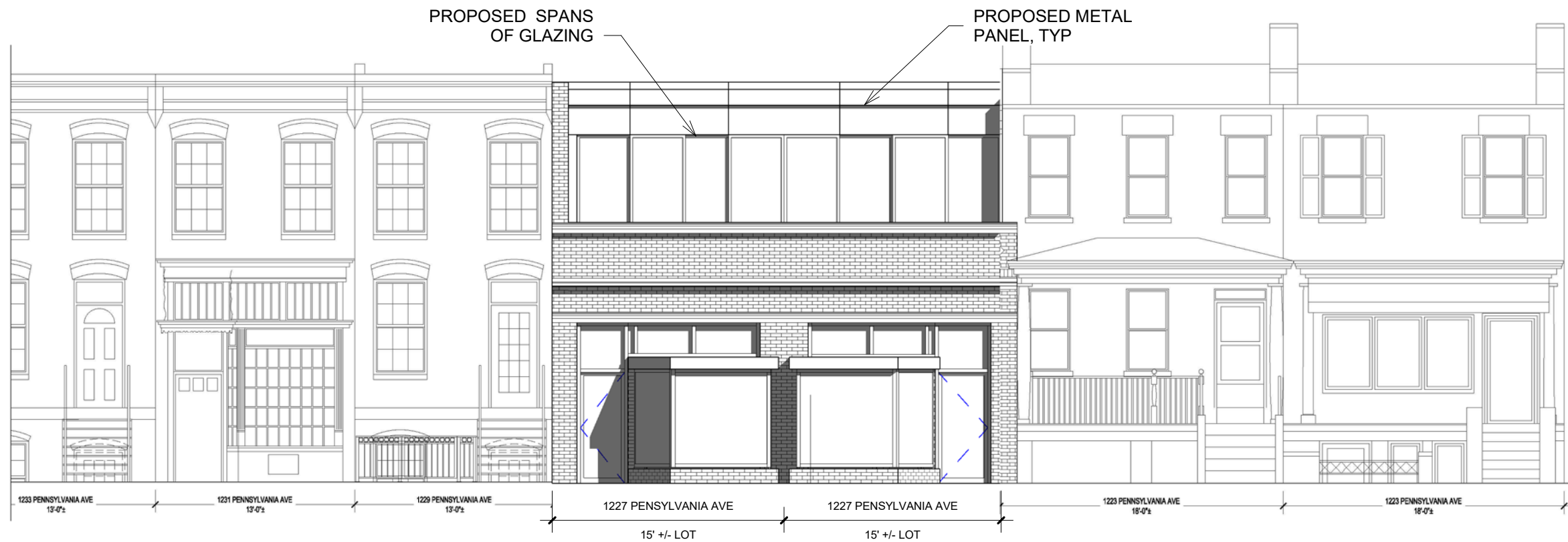
GROUND & SECOND FLOOR PLAN

1225/ 1227 PENNSYLVANIA AVE. SE

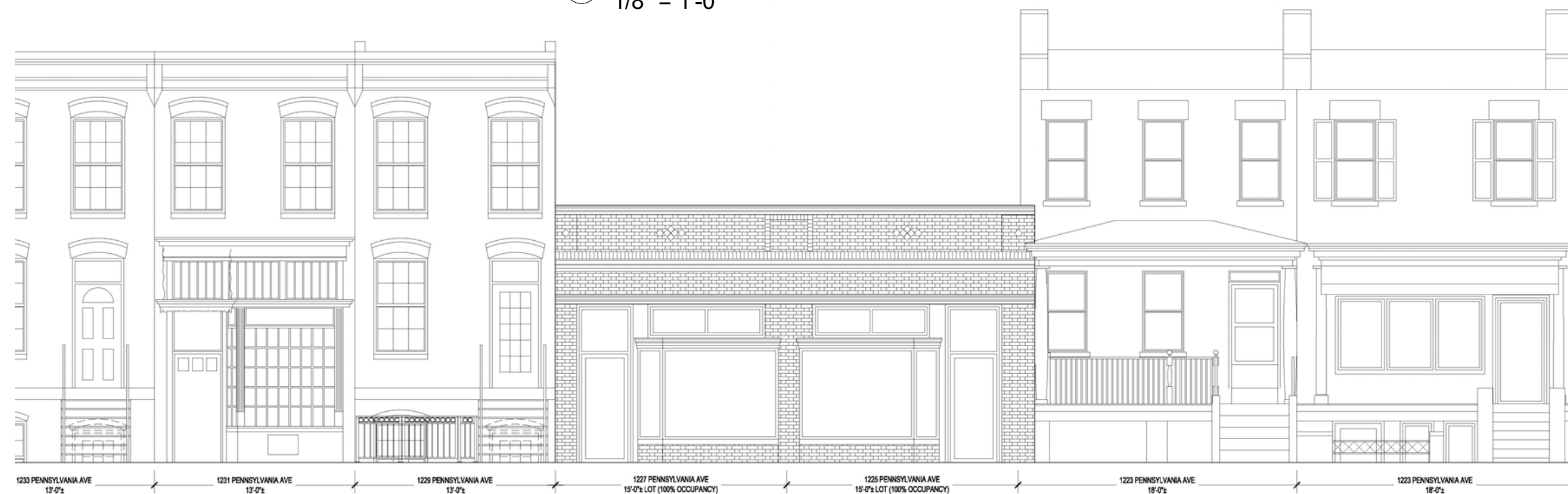
Sheet number **A1**

Project number **SPM-2018-003**

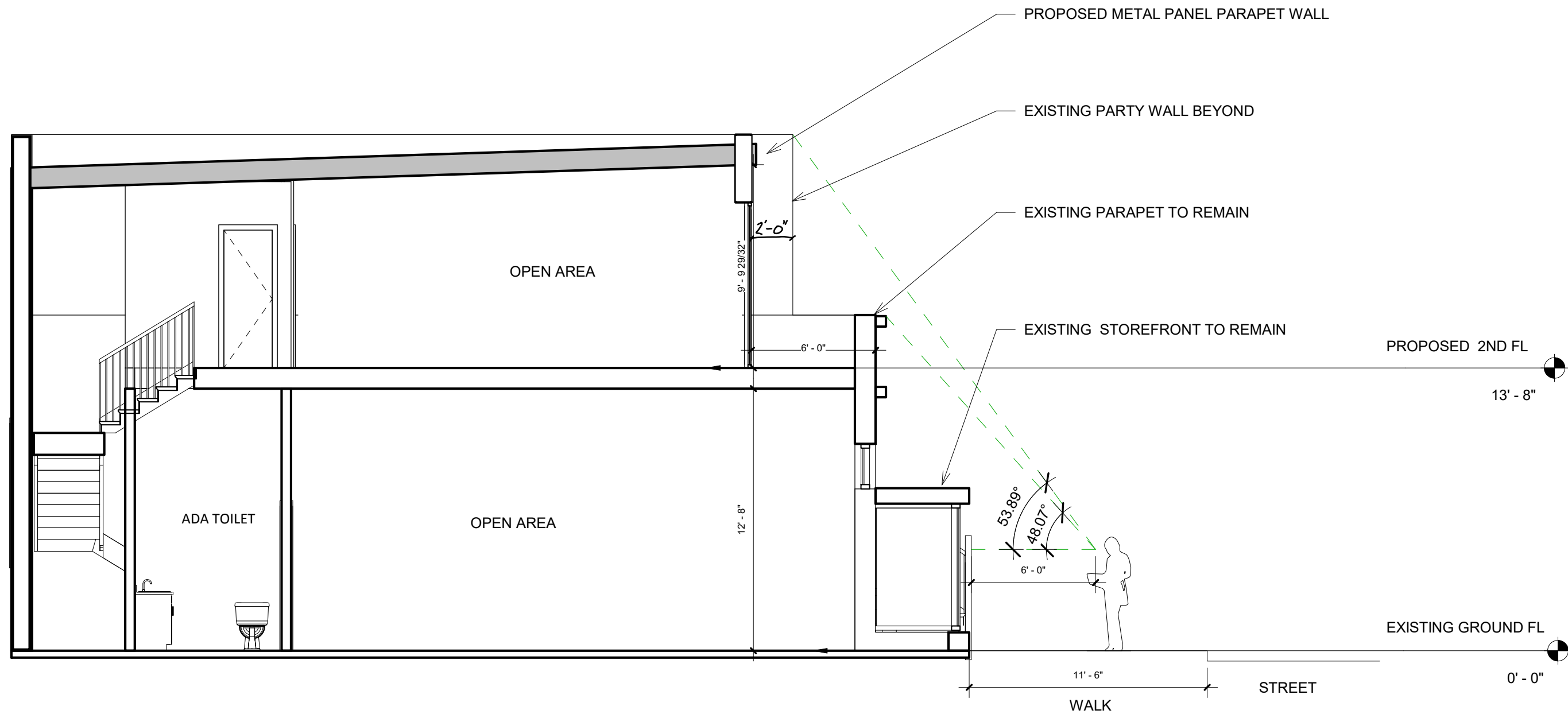
Date **10/08/18**



② PROPOSED ELEVATION IN CONTEXT
1/8" = 1'-0"



① EXISTING ELEVATION
1/8" = 1'-0"



1 Section Cut
3/16" = 1'-0"





